

ORDERED ACCORDINGLY.



1 **TIFFANY & BOSCO**  
2 P.A.  
3

4 **2525 EAST CAMELBACK ROAD**  
5 **SUITE 300**  
6 **PHOENIX, ARIZONA 85016**  
7 **TELEPHONE: (602) 255-6000**  
8 **FACSIMILE: (602) 255-0192**

Dated: December 09, 2009



GEORGE B. NIELSEN, JR  
U.S. Bankruptcy Judge

9 Mark S. Bosco  
10 State Bar No. 010167  
11 Leonard J. McDonald  
12 State Bar No. 014228  
13 Attorneys for Movant

14 09-27260/0044714509

15 **IN THE UNITED STATES BANKRUPTCY COURT**  
16 **FOR THE DISTRICT OF ARIZONA**

17 IN RE:

No. 2:09-bk-25928-GBN

18 James E. Strickland, Sr. and Sharon L. Strickland  
19 Debtors.

Chapter 13

20 Wells Fargo Bank, N.A.  
21 Movant,

ORDER

vs.

(Related to Docket #17)

22 James E. Strickland, Sr. and Sharon L. Strickland,  
23 Debtors, Russell A. Brown, Trustee.

24 Respondents.

25 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed  
26 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,  
and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated July 15, 2004 and recorded in the office of the  
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and James E.  
4 Strickland, Sr. and Sharon L. Strickland have an interest in, further described as:

5 LOT 133, GRANVILLE, A SUBDIVISION RECORDED IN BOOK 257 OF MAPS, PAGE 28,  
6 RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

14  
15 DATED this \_\_\_\_day of \_\_\_\_\_, 2009.

16  
17 JUDGE OF THE U.S. BANKRUPTCY COURT

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